

**PLAN COMMISSION**  
**February 20, 2014**



Greg Schopp called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay, David Armstrong, Chad Chapman, Carol O'Neil and Greg Schopp. Absent and excused: David Blend and Scott Thomas. Village Trustees in attendance: Tim Semo and Steven Wollin. Also in attendance: Village Administrator Mark Johnsrud, Village Engineer Kevin Lord with MSA and Clerk/Treasurer Joan Dykstra.

**Statement of Public Notice**

This meeting was posted and noticed according to law.

**Approve Minutes of December 19, 2013**

An Armstrong/Ansay motion carried unanimously to recommend approving the minutes of December 19, 2013.

**Resolution 111-13 Conditional Use Permit – Wisconsin Lakers, LLC - 125 Resort Drive – Indoor Institutional**

Johnsrud indicated the applicant has not submitted a site plan for consideration. A conditional use should not be granted without a proposed development. Recommendation is to table to allow Plan Commission and Village Board to reconsider should the applicant submit a proposed development plan.

An Ansay/Armstrong motion carried unanimously to recommend tabling Resolution 111-13 Conditional Use Permit – Wisconsin Lakers, LLC – 125 Resort Drive – Indoor Institutional.

**Resolution 08-14 Certified Survey Map – 365 & 385 Wright Road – Menard – Johnson Creek Crossing Subdivision**

Johnsrud revised the CSM application of Menard, Inc. creating two lots from Lot 6 and Lot 7 of the Menard – Johnson Creek Crossing Subdivision. The restaurant needed only 1.08 acres of Lot 7 with the remaining portion being attached to Lot 6 creating Lot 1 of 1.08 acres and Lot 2 of 3.79 acres by Certified Survey Map.

Kevin Lord recommended a twelve foot utility easement across the NE corner of Lot 2 to accommodate the sewer and water laterals connecting to Lot 1.

An Ansay/Chapman motion carried 5-0 to recommend approving Resolution 08-14 Certified Survey Map – 365 & 385 Wright Road – Menard – Johnson Creek Crossing Subdivision subject to amending the CSM to provide a twelve foot utility easement across the NE corner of Lot 2.

**Resolution 09-14 Site Plan – JC Sports Bar and Restaurant**

TDI Associates reviewed the site plan of the proposed JC Sports Bar and Restaurant. Johnsrud reviewed the site plan review of the Village Planner, Sarah Pittz who was not able to attend. Citing that Wright Road is a designated bicycle route, a bike rack should be placed in the site plan. Kevin Lord reviewed his recommendations including widening the sidewalks to six feet. TDI Associates indicated that the sidewalks have all been widened to six feet from the preliminary plan to the final plan. Lord also cited that the calculations in determination of the storm water plan need to be provided.

Johnsrud said that approval of the resolution is contingent upon final approval of the site plan by the Village Engineer and Village Planner and approval of a rezoning of the property from Planned Industrial to General Business with a conditional use to permit indoor commercial entertainment as required for a restaurant use.

O'Neil questioned the issuance of a liquor license. Johnsrud said the issuance of a liquor license will be addressed in a development agreement to be presented to the Village Board in March. An application to rezone Lot 1 to General Business and an application for a CUP will be before the Plan Commission and Village Board in March. Pat Smith confirmed that construction will begin in April with completion by September 1<sup>st</sup> subject to approvals.

An Armstrong/Chapman motion carried on a 5-0 roll call vote to recommend approving Resolution 09-14 JC Sports Bar and Restaurant contingent upon final approval of the Village Planner and Village Engineer.

**Discussion and Recommendation – Revision of Signage – Home Occupation (250-43J)**

Steve Wollin requested consideration of 250-43J Home Occupation to permit an increase in the size of signage three square feet to four square feet.

Greg Schopp asked if Steve Wollin was owner of Simply Signs and would this constitute a conflict of interest if Trustee Steve Wollin was requesting a change to signage within the zoning code. Steve Wollin said that his wife owns the Simply Signs business.

Johnsrud indicated that a discussion of home occupation signage by Steve Wollin was not a conflict with the Village code of ethics however if legislation was introduced to change the code which may provide financial benefit to Simply Signs and/or Steve Wollin that it would be recommended that Wollin recuse himself from any discussion of said legislation.

David Armstrong expressed reservations about changing the size of permitted signage within residential districts.

Nick Ansay agreed indicating that most homeowner associations do not permit signage in residential subdivisions.

Johnsrud indicated that 250-43(J)(2)(j) permits an application of a conditional use permit to the Plan Commission to allow larger signage. The Village Board did approve reductions in conditional use permit fees for signage a few months ago.

The commission requested Johnsrud review the conditional use permit fees for signage and report back to the Plan Commission at the next meeting with no other action taken.

**Next Meeting** – March 20, 2014 – 5:30 p.m.

**Adjourn**

An O'Neil/Armstrong motion carried to adjourn at 6:12 p.m.

Joan Dykstra  
Clerk – Treasurer

Disclaimer: These minutes are uncorrected; any corrections made thereto will be so noted in the proceedings at which these minutes are approved.